

BOARD OF ZONING APPEALS AGENDA
JULY 28, 2009

NOTICE IS HEREBY GIVEN pursuant to Sect. 18-110 of the Zoning Ordinance that, at a meeting to be held in the Board Room, Government Center Building, 12000 Government Center Parkway, July 28, 2009, the Board of Zoning Appeals will hold a public hearing on the following applications at the time indicated. At the said public hearing any and all interested persons will be given an opportunity to express their views regarding the application. If you desire to be placed on the speakers' list, or to check on whether the status of the public hearing has changed, call the Zoning Evaluation Division at 324-1280. The following information is a descriptive summary only of the application. Interested parties may review the application or pick up a copy of the staff report at the Zoning Evaluation Division of the Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801. In addition, copies of the staff report are available at the office of the member of the Board of Supervisors in whose district the application property is located. ADA: Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 (TTY 711 Virginia Relay Center).

MATTERS PRESENTED BY BOARD MEMBERS

- 9:00 A.M. VILLAGE WEST, INC./WASHINGTON D.C. SMSA LIMITED PARTNERSHIP D/B/A
TS VERIZON WIRELESS, SPA 67-S-519-03 Appl. under Sect(s). 3-203 of the Zoning
Approved Ordinance to amend SP 67-S-519 previously approved for community swimming pool to
permit a telecommunications facility. Located at 7008 Elkton Dr. on approx. 2.59 ac. of
land zoned R-2. Springfield District. Tax Map 89-4 ((5)) A.
- 9:00 A.M. BOARD OF SUPERVISORS' OWN MOTION, SP 2008-MA-079 (In association with RZ
KA 2008-MA-013) (Admin. moved from 10/7/08 at appl. req.) (Indefinitely deferred from
Admin. 11/4/08 at appl. req.) (Reactivated on 5/19/09)
Moved to
9/29/09 at
appl. req.
- 9:00 A.M. CHRISTOPHER AND LISA SMITH, VC 2008-MV-008 Appl. under Sect(s). 18-401 of the
SC Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located
Approved at 8319 Cedardale Dr. on approx. 12,525 sq. ft. of land zoned R-3. Mt. Vernon District.
Tax Map 102-4 ((6)) (4) 18 (Concurrent with SP 2008-MV-107). (Decision deferred from
2/24/09) (Moved from 3/3/09, inclement weather) (Admin. moved from 4/14/09 at appl.
req.) (Decision deferred from 4/21/09 at appl. req.)
- 9:00 A.M. ISRAEL LOPEZ, SP 2009-LE-038 Appl. under Sect(s). 8-914 of the Zoning Ordinance to
SC permit reduction to minimum yard requirements based on error in building location to
Approved permit addition to remain 5.5. ft. from side lot line. Located at 6205 Doncaster Ct. on
approx. 8,927 sq. ft. of land zoned R-4. Lee District. Tax Map 80-3 ((3)) (78) 10.
- 9:00 A.M. LYNN HARVEY TJEERDSMA AND MARY ELLEN TJEERDSMA, SP 2008-MV-085 Appl.
SC under Sect(s). 8-914 of the Zoning Ordinance to permit reduction to minimum yard
Approved requirements based on error in building location to permit addition and eave to remain 3.9
ft. from side lot line. Located at 2106 and 2108 Yale Dr. on approx. 26,441 sq. ft. of land
zoned R-4. Mt. Vernon District. Tax Map 93-1 ((1)) 71B and 93-1 ((28)) (3) 15.
(Decision deferred from 11/18/08, 1/27/09, and 4/14/09)

- 9:00 A.M. LYNN HARVEY TJEERDSMA, VC 2008-MV-006 Appl. under Sect(s). 18-401 of the Zoning Ordinance to permit greater than 30 percent minimum rear yard coverage. Located at 2108 Yale Dr. on approx. 11,619 sq. ft. of land zoned R-4. Mt. Vernon District. Tax Map 93-1 ((28)) (3) 15. (Concurrent with SP 2008-MV-085). (Decision deferred from 11/18/08, 1/27/09, and 4/14/09)
SC Admin. Withdrawn
- 9:00 A.M. CHARLES AND CATHY WRAY, SP 2009-SP-032 Appl. under Sect(s). 8-918 of the Zoning Ordinance to permit an accessory dwelling unit. Located at 8605 Etta Dr. on approx. 13,046 sq. ft. of land zoned R-3 (Cluster). Springfield District. Tax Map 89-1 ((9)) 137.
DH Approved
- 9:00 A.M. MICHAEL HALE, SP 2009-MA-036 Appl. under Sect(s). 8-922 of the Zoning Ordinance to permit reduction of certain yard requirements to permit construction of an addition 24.0 feet from one front lot line and 27.0 feet from other front lot line of a corner lot. Located at 7120 Noland Rd. on approx. 10,226 sq. ft. of land zoned R-4. Mason District. Tax Map 50-3 ((4)) 178.
DH Approved
- 9:00 A.M. KARINA MOSCOSO, SP 2009-MA-029 Appl. under Sect(s). 3-303 of the Zoning Ordinance to permit a home child care facility. Located at 6708 Edsall Rd. on approx. 15,222 sq. ft. of land zoned R-3. Mason District. Tax Map 71-4 ((5)) (18) 7.
SJ Approved
- 9:00 A.M. THE KING'S CHAPEL, SPA 2002-SP-051 Appl. under Sect(s). 3-C03 of the Zoning Ordinance to amend SP 2002-SP-051 previously approved for church with child care center and nursery school to add a private school of general education. Located at 12925 Braddock Rd. on approx. 10.0 ac. of land zoned R-C and WS. Springfield District. Tax Map 66-2 ((2)) 2A. (Decision deferred from 6/23/09 and 7/14/09)
SJ Denied
- 9:30 A.M. CALVARY MEMORIAL PARK, INC. T/A FAIRFAX MEMORIAL PARK AND FAIRFAX MEMORIAL FUNERAL HOME, LLC, A 2008-BR-040 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that, according to the conditions specified in Special Permit Amendment SPA 81-A-022-8, the expiration date for the mausoleums and columbariums approved with SPA 81-A-022-4 and extended by SPA 81-A-022-5 shall continue to remain in effect. Located at 4401 Burke Station Rd. and 9900 and 9902 Braddock Rd. on approx. 127.04 ac. of land zoned R-1. Braddock District. Tax Map 69-1 ((1)) 1, 12 and 12A. (Admin. moved from 10/7/08, 1/13/09, 3/24/09, 5/19/09, and 5/12/09 at appl. req.)
DWH Admin. Moved to 11/3/09 at appl. req.
- 9:30 A.M. CALVARY MEMORIAL PARK, INC. (T/A FAIRFAX MEMORIAL PARK) AND FAIRFAX MEMORIAL FUNERAL HOME, LLC, A 2008-BR-064 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that a grading plan cannot be approved because dirt stockpiling shown on the grading plan is not in conformance with Special Permit SPA 81-022-08. Located at 4401 Burke Station Rd. and 9900 and 9902 Braddock Rd. on approx. 127.04 ac. of land zoned R-1. Braddock District. Tax Map 69-1 ((1)) 1, 12 and 12A. (Admin. moved from 2/3/09, 5/19/09, and 5/12/09 at appl. req.)
KG Admin. Moved to 11/3/09 at appl. req.

- 9:30 A.M. KENNETH AND MARIA CLINE, A 2008-SP-061 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellants are exceeding the number of dogs that may be kept on property in the R-3 Cluster District in violation of Zoning Ordinance provisions. Located at 13206 Poplar Tree Rd. on approx. 11,021 sq. ft. of land zoned R-3 Cluster and WS. Springfield District. Tax Map 45-3 ((2)) (21) 15. (Admin. moved from 9/29/09 at 1/27/09 and 3/24/09 at appl. req.)
BP
Admin.
Moved to
9/29/09 at
appl. req.
- 9:30 A.M. EP COMPANY L.C. (A/K/A E. P. MOWING AND LANDSCAPING INC.), A 2009-MV-020 Appl. under sect(s). 18-301 of the Zoning Ordinance. Appeal of a determination that appellant is operating a storage yard, a use not permitted in the zoning district(s), has expanded the nonconforming use of a contractor's offices and shops and has constructed concrete bins in the floodplain and Resource Protection Area without special exception approval and without site plan or building permit approval, all on property in the C-6, C-8, H-C, CRD and Pt. HD Districts in violation of Zoning Ordinance provisions. Located at 8801 Richmond Hwy. on approx. 2.85 ac. of land zoned C-6, C-8, HC, CRD and pt. HD. Mt. Vernon District. Tax Map 109-2 ((2)) 9.
CF
Decision
Deferred to
10/20/09

JOHN F. RIBBLE III, CHAIRMAN